

PUBLIC EXHIBITION
Planning Proposal PP076 - 131 St Vincent St ULLADULLA Amendment of Shoalhaven
Local Environmental Plan 2014
Mixed Use Residential and Commercial Precinct

Planning Proposal PP076 will be publicly exhibited from **Monday, 25 November 2024 to Monday, 13 January 2025 (inclusive)** via the [Documents on Exhibition](#) page on Council's website: www.shoalhaven.nsw.gov.au

The Planning Proposal (PP) will also be available for viewing **electronically** at the City Administration Centre, Bridge Road, Nowra, and the Southern District Office, Deering Street, Ulladulla. The Customer Experience team is available to assist with accessing these documents at the front counter.

The PP applies to **Lot 1 Sec 1 DP 759018 and Lot 14 DP 1105304 at 131 St Vincent St, ULLADULLA** (subject land).

The PP seeks to create a mixed-use residential and commercial precinct by rezoning the subject land from *E4 General Industrial* to *MU1 Mixed Use*, increasing the mapped Maximum Height of Buildings from 11 m to mapped heights of 15 m, 17 m and 21 m, and applying a mapped Floor Space Ratio of 3.5:1 across the site through an amendment to the Shoalhaven Local Environmental Plan (LEP) 2014.

The proponent's concept plans associated with the PP show how they intend to develop the site if it is rezoned, subject to a separate development approval process. The indicative development outcome includes four separate buildings, including commercial uses at ground level, a childcare centre, and residential accommodation above. The proponents have also provided a 'letter of offer' to enter into a Voluntary Planning Agreement (VPA) to provide 50 affordable rental dwellings for 15 years via a registered Community Housing Provider (CHP).

Invitation for submissions: Submissions, quoting Council reference **73907E/7**, can be lodged in writing to:

Post: Chief Executive Officer, Shoalhaven City Council,
PO Box 42, Nowra, NSW, 2541.

Email: council@shoalhaven.nsw.gov.au

Website: via the form on the Exhibition page at:
www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition

Any submissions must be received in writing before **5 pm Monday, 13 January 2025**.

For further information please contact Kaitlin Aldous by email at kaitlin.aldous@shoalhaven.nsw.gov.au or on (02) 4429 3570, quoting 73907E/7 in any correspondence.

Submissions may become public documents and may be viewed by other persons on request. All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4(5) of the Environmental Planning and Assessment Act 1979.

Date of Notice: 25 November 2024